



FOR SALE

**REDMAYNE
ARNOLD
& HARRIS**

01223 800860
www.rah.co.uk

19 Bandon Road, Girton, Cambridge, CB3 0LU

Guide Price £845,000 Freehold

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A BRAND NEW INDIVIDUAL DETACHED 4 BEDROOM PROPERTY BUILT IN TRADITIONAL STYLE TO HIGH STANDARDS IN THE HIGHLY DESIRABLE LOCATION OF GIRTON

Entrance hall - sitting room - open-plan living/dining room/kitchen - utility room - WC - first floor landing - 4 bedrooms - en-suite shower room to master - en-suite guest bedroom on top floor - family bathroom - landscaped rear garden - driveway parking - 10 year warranty

LOCATION

Situated on the western side of the city and within walking distance of the exciting new University suburb of Eddington, the property is well placed for easy access to the city centre and all it has to offer. Eddington centre offers a range of local amenities including a Sainsbury's supermarket and market square. Near-by Girton village offers further facilities including a small supermarket, 18-hole golf club, 2 popular public houses/restaurants and an historic church, St Andrew's. There is also an excellent village primary school, the Girton Glebe, and secondary schooling at Impington Village College. Further state and private education for all ages are available within the city, as well as a University primary school at Eddington. Communications are excellent with the A14 and M11 being easily accessible.

THE PROPERTY

17 Bandon Road is an outstanding detached four-bedroom family house built to a traditional style and finished to a high standard throughout. On the ground floor there is an entrance hall, sitting room and downstairs utility and WC. The entrance hall leads through to a stunning open-plan living/dining room/kitchen that is designed to suit modern day family living with large bi-fold doors opening on to the rear landscaped garden. The kitchen benefits from AEG integrated appliances and quartz work surfaces.

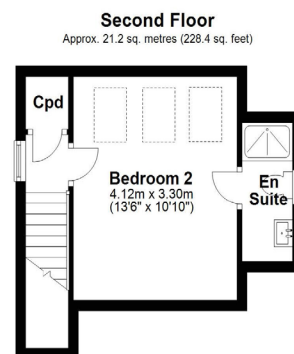
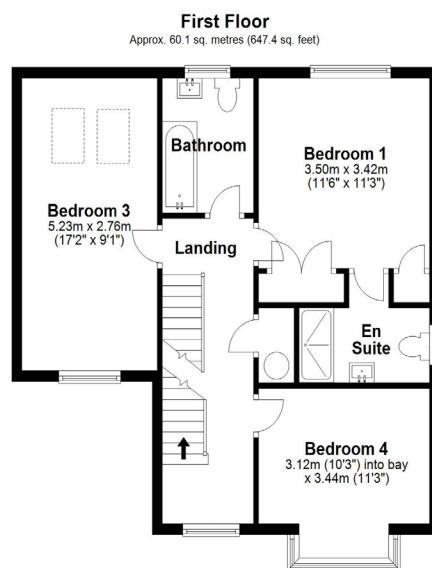
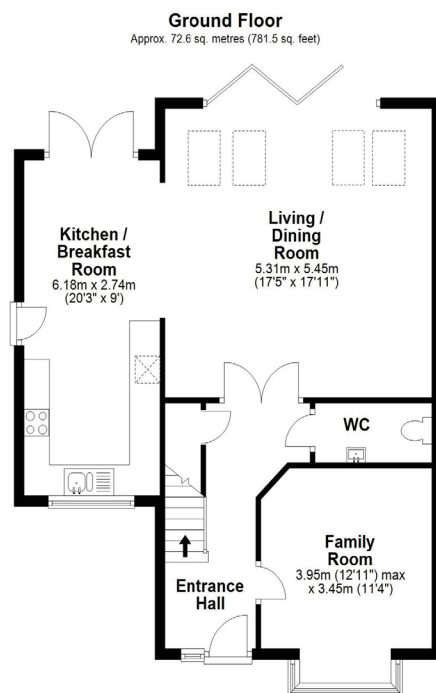
The first and second floor accommodation is accessed via a bespoke oak and glass staircase, leading you to spacious landing. On the first floor there are three bedrooms, offering a master bedroom with en-suite and a luxury fitted family bathroom. On the second floor, there is a large guest bedroom with as well en-suite facilities.

Outside, the property is set back from the road with its own private driveway allowing several cars to be parked upon. To the rear of the property there is an enclosed landscaped garden and a stone wrap around terrace.

KEY FEATURES

- Spacious open plan living/dining room/kitchen
- 4 double bedrooms
- Master bedroom with e-suite facilities
- Bosch integrated appliances





Total area: approx. 154.0 sq. metres (1657.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



SPECIFICATION

KITCHEN FITTINGS

- Contemporary handleless kitchen finished in a matt light grey
- Quartz work surfaces
- Undermount sink in stainless steel
- Stainless Steel Tap
- AEG integrated double oven
- AEG gas hob
- AEG integrated Fridge/Freezer
- AEG integrated dishwasher

HEATING AND WATER SYSTEMS

- Concealed Vaillant high efficiency pressurised gas fired condensing boiler
- Underfloor heating to ground floor
- Independent zoned thermostat
- Radiators to first floor
- High-capacity Mega flow pressurised hot water cylinder
- Outside tap

INTERNAL FINISHES

- Contemporary solid doors with contemporary fittings
- Emulsion painted wall finish
- Smooth plastered ceiling
- Built in wardrobe in the master bedroom

BATHROOM AND SHOWER ROOMS

- Contemporary white Duravit sanitaryware
- Contemporary chrome mixer taps and shower fittings
- Bath with mains pressure shower over and glass screen to family bathroom
- Contemporary vanity units
- Bespoke shelving
- Feature tiling
- Heated towel rails
- Fitted mirrors

ELECTRICAL

- Television points to all rooms and bedrooms
- Brushed steel plug sockets and light switches
- Contemporary spotlights
- External garden lighting
- Main wired smoke alarms
- Provision of ducting for Virgin Media

CONSTRUCTION AND EXTERNAL FINISH

- High quality facing brickwork
- Clay tiled roof
- High quality double-glazed timber windows
- Bi-fold doors to rear
- High quality zinc rainwater goods

FLOORING

- Karndean wood effect flooring laid in herringbone to the downstairs
- High quality carpets to stairs and bedrooms

LANDSCAPING

- Bonded gravel driveway
- Paved walkway and terrace
- Landscaped front garden
- Lawned rear garden

PROPERTY DETAILS

- Warranty: 10 year
- Tenure: Freehold
- Service: All mains services are connected to the property

LOCAL AUTHORITY

- Cambridge City Council

VIEWING

- Should you require further information or to arrange a viewing please contact the vendor's sole agents Redmayne Arnold and Harris.

